

SAMPLE REPORT — SYNTHETIC DATA

# Mold Assessment Report

Independent moisture investigation and mold assessment, documented for decision-making.

|                  |                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY         | 1234 Sample Lane, Port St. Lucie, FL 34953 ( <i>fictional address</i> )                                                                                                              |
| PROPERTY TYPE    | Single-family residence, one story, slab-on-grade, approx. 2,100 sq ft                                                                                                               |
| INSPECTION DATE  | August 14, 2026 · 9:00 AM – 11:20 AM                                                                                                                                                 |
| REPORT DELIVERED | August 14, 2026 (same day)                                                                                                                                                           |
| ASSESSOR         | Giuliano Odeh · Florida Licensed Mold Assessor MRSA5798                                                                                                                              |
| SCOPE            | Premium IAQ package: full visual assessment, moisture and humidity mapping, thermal imaging survey, air sampling (2 indoor + 1 outdoor baseline) with accredited-laboratory analysis |
| CLIENT CONCERN   | Musty odor in the guest bedroom after a July air-conditioning condensate leak                                                                                                        |

**About this document.** This is a SAMPLE report published so you can see exactly what Sterling delivers before you book. Every address, reading, photograph reference, and laboratory value in it is synthetic and illustrative — composed to show the structure and depth of a real deliverable, not to describe any real property. A real report contains your property's actual documentation.

**Independence statement.** Sterling Mold Inspections performs assessment only. We do not perform remediation, we hold no financial interest in any remediation company, and we accept no referral compensation in either direction — the arrangement Florida law (§468.8419, F.S.) requires. The findings below serve the property, not a repair invoice.

# 1 · SUMMARY OF FINDINGS

A localized, moisture-driven mold condition was identified at the guest-bedroom closet wall, traced to the July condensate line backup. The moisture source has partially dried but the affected drywall remains impacted. Conditions elsewhere in the home were unremarkable.

| #   | FINDING                                                                                                           | LOCATION             | STATUS            |
|-----|-------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|
| F-1 | Visible microbial growth on drywall, approx. 6 sq ft, concentrated at base of shared wall with air-handler closet | Guest bedroom closet | Action required   |
| F-2 | Elevated moisture content in drywall (readings 2.1–2.4× dry-standard reference) along the same wall section       | Guest bedroom closet | Action required   |
| F-3 | Condensate drain line shows evidence of prior backup; float switch present and functional at time of inspection   | Air-handler closet   | Monitor / service |
| F-4 | Indoor relative humidity 52–55% throughout; within recommended range                                              | Whole home           | Acceptable        |
| F-5 | No thermal anomalies or elevated moisture at roof penetrations, window returns, or plumbing walls                 | Whole home           | Acceptable        |

## What this means

The pattern — growth concentrated low on the wall shared with the air handler, moisture gradient decreasing with height and distance, no other wet assemblies — is consistent with a single water event from the condensate backup rather than an ongoing leak or building-envelope problem. That matters for scope: remediation can be limited to the affected wall section, and the corrective work is plumbing maintenance, not reconstruction.

**Bottom line.** Fix the cause (condensate line service), remove the affected drywall under containment per a written protocol, and verify with an independent clearance before closing the wall. The full recommendation sequence is in Section 5.

2 · MOISTURE & ENVIRONMENTAL READINGS

Readings taken with pin and pinless moisture meters and a calibrated thermo-hygrometer. Values below are illustrative of how a real report presents them.

| LOCATION                              | MATERIAL                     | READING                     | REFERENCE (DRY STANDARD)  | ASSESSMENT           |
|---------------------------------------|------------------------------|-----------------------------|---------------------------|----------------------|
| Guest closet wall, 6" AFF             | Gypsum drywall               | 24.6% MC                    | ≤ 11% MC                  | Wet                  |
| Guest closet wall, 24" AFF            | Gypsum drywall               | 16.2% MC                    | ≤ 11% MC                  | Elevated             |
| Guest closet wall, 48" AFF            | Gypsum drywall               | 10.8% MC                    | ≤ 11% MC                  | Dry                  |
| Guest bedroom, opposite wall          | Gypsum drywall               | 9.4% MC                     | ≤ 11% MC                  | Dry                  |
| Air-handler closet slab edge          | Concrete (pinless, relative) | Elevated vs. reference area | Reference: main hall slab | Monitor after repair |
| Master bedroom, kitchen, living areas | Representative assemblies    | 8.9–10.6% MC                | ≤ 11% MC                  | Dry                  |

| ZONE            | TEMP    | RH  | DEW POINT | NOTE                                                  |
|-----------------|---------|-----|-----------|-------------------------------------------------------|
| Living area     | 75.1 °F | 53% | 57.0 °F   | Within recommended 45–55% RH                          |
| Guest bedroom   | 74.8 °F | 55% | 57.8 °F   | Slightly higher; door kept closed — recommend airflow |
| Outdoor (shade) | 88.9 °F | 71% | 78.4 °F   | Context for infiltration and sampling baseline        |

3 · OBSERVATIONS & PHOTO DOCUMENTATION

|                                                                                                                                   |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| PHOTO 1 — Guest closet wall: visible growth pattern at base, with scale reference<br>(a real report contains the photograph here) | PHOTO 2 — Thermal image: cool signature tracking the wet drywall section<br>(a real report contains the thermal capture here) |
| PHOTO 3 — Air-handler closet: condensate line and float switch as found                                                           | PHOTO 4 — Moisture meter reading at 6" AFF, in place, value visible                                                           |

Each photograph in a real report is captioned with location, direction, and what the image demonstrates, so a remediator, adjuster, or attorney can follow the evidence without having visited the property.

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## 4 · LABORATORY RESULTS & INTERPRETATION

Air samples analyzed by an accredited independent laboratory. Illustrative values:

| SAMPLE            | LOCATION                                 | DOMINANT TYPES                             | TOTAL<br>(SPORES/M <sup>3</sup> ) | INTERPRETATION                                                                                                   |
|-------------------|------------------------------------------|--------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------|
| S-1<br>(baseline) | Outdoor,<br>shaded, mid-<br>yard         | Cladosporium, ascospores,<br>basidiospores | 3,800                             | Normal Florida outdoor mix                                                                                       |
| S-2               | Guest<br>bedroom,<br>door closed 1<br>hr | <b>Penicillium/Aspergillus-<br/>like</b>   | <b>11,400</b>                     | <b>Elevated vs. outdoors;<br/>water-indicating types<br/>dominant — consistent with<br/>indoor source at F-1</b> |
| S-3               | Living area                              | Cladosporium, ascospores                   | 2,900                             | <b>Similar to outdoors; no<br/>distinct indoor source<br/>indicated</b>                                          |

The conclusion never rests on a number alone: S-2 is meaningful because the spore *mix* shifts to water-indicating types exactly where the building evidence (F-1, F-2) already points. The laboratory reports values; connecting them to the building is the assessor's job.

## 5 · RECOMMENDATIONS & NEXT STEPS

- **Correct the cause first.** Have the condensate drain line serviced (cleared, treated, and tested) by an HVAC contractor before or alongside remediation.
- **Remediate the affected section under a written protocol.** Remove impacted drywall in the guest closet (approx. 6 sq ft of visible growth plus margin), under containment with negative air, per the protocol accompanying this report.
- **Do not close the wall without clearance.** After remediation and before containment teardown, obtain independent post-remediation verification confirming the area is dry, clean, and returned to normal conditions.
- **Monitor.** Keep the guest-bedroom door open or add return airflow; keep indoor RH between 45–55%; re-check the float switch at the next AC service.

**What we deliberately did not recommend:** whole-house fogging, demolition beyond the affected section, or ongoing test-and-retest cycles. Where the evidence supports a limited scope, the recommendation is a limited scope.

**Reminder — this is a sample.** All findings, readings, laboratory values, and the property itself are synthetic, published for illustration. Your report reflects your property's actual evidence. Questions about the format? Call (786) 690-0329 or visit [sterlingmold.com/sample-report](https://sterlingmold.com/sample-report).

Prepared by:

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